



PROJECT REDEVELOPMENT DATA

BUILDING A Commercial: 30,000 SF Office: 30,000 SF	Parcels:	13 0005 LL0231, 13 0004 LL0646, 13 0004 LL0554, 13 0005 LL0363, 13 0004 LL0133, 13 0004 LL0653, 14 019300020329, 14019300020337, 14019300020196, 14 019300020204
BUILDING B Commercial: 38,000 SF Office : 38,000 SF	Total Acreage:	+/- 55 acres
BUILDING C Commercial: 38,000 SF Office: 38,000 SF	Jurisdiction:	City of College Park, GA
BUILDING D Commercial: 38,000 SF Office: 38,000 SF	Existing Use:	Vacant
BUILDING E Commercial: 37,000 SF Office: 37,000 SF	Proposed Use:	Commercial Mixed-Use
BUILDING F Commercial: 36,000 SF Office: 36,000 SF	Existing Zoning:	Office Professional (OP)
BUILDING G Commercial: 40,000 SF Office: 40,000 SF	Proposed Zoning:	Planned Development (PD)
BUILDING H Commercial: 12,000 SF Office: 12,000 SF	Adjacent Zoning:	R1, RM, BP, PC
BUILDING I Grocery: 30,800 SF	Future Land Use:	Mixed Use Hospitality

DEVELOPMENT NOTES

1. Base information provided by Fulton County GIS and other publicly available information. A survey was not performed for this project. Layout subject to change with information provided in official survey of site.
2. No portion of project area is located within the floodplain per FEMA Map Number 13121C0364F and Map Number 13121C0363F.
4. The project site is located within the 70 DNL Airport Noise Contour. Residential development is strongly discouraged.
6. No Deed restrictions were found for the parcels included in this master plan at the time of completion. . No Environmental, Activity, or Use Limitations were found for the property.
7. This Redevelopment Concept Plan is preliminary in nature and for visioning purposes only. Site plan is subject to change due to actual site conditions and surveyed base information.
8. Proposed location and size of stormwater areas are conceptual in nature and subject to change. All stormwater treatment facilities must be constructed per Federal Aviation Administration Standards for Construction Near Airports.
9. Proposed entry points are conceptual in nature and subject to change per GDOT review and permitting requirements.
10. No stream, wetlands, or water bodies are present on the site per the National Wetlands Inventory. Site should undergo a wetlands investigation prior to development. Layout subject to change per actual on site stream and wetlands investigation results.

DEVELOPMENT LEGEND

	Commercial/ Office (2 Story)		Proposed Blvd. & Roads
	Restaurant/ Retail (2 Story)		Surface Parking
	Entertainment (1 Story)		Tree Save
	Grocery (1 Story)		

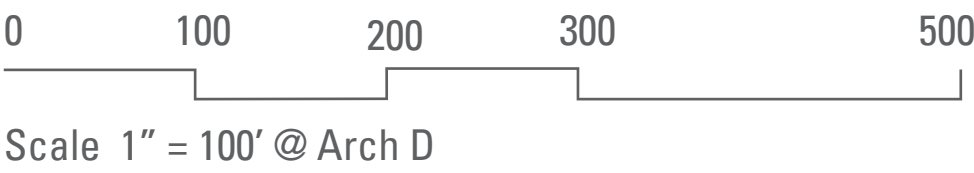
VICINITY MAP



PRELIMINARY CONCEPT PLAN



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CITY OF COLLEGE PARK, GA

COMMERCIAL MIXED-USE DEVELOPMENT

February 14th, 2020
CONCEPT NO. 1



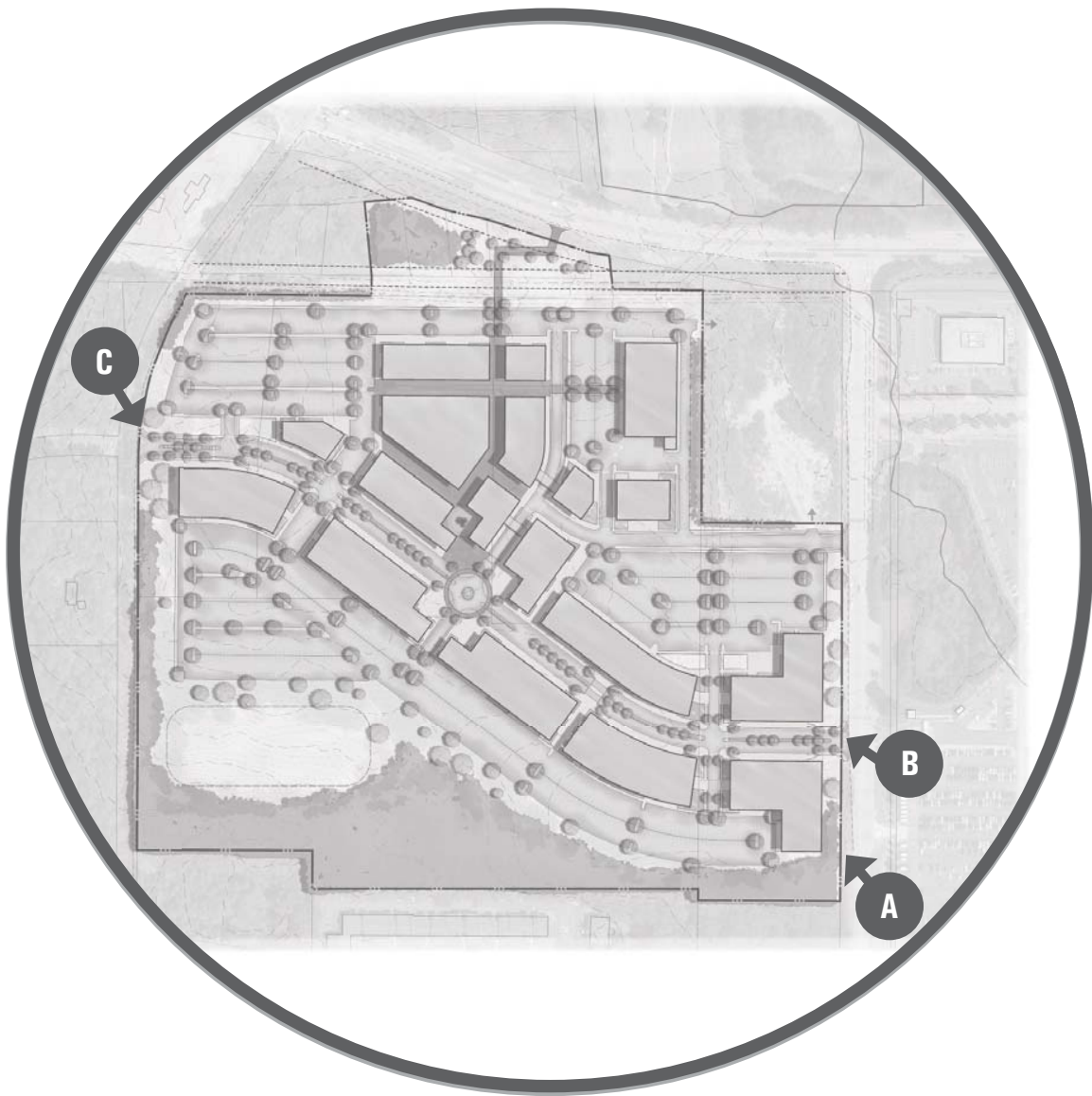
IMAGE A II Commercial Master Plan- Bird's Eye View



IMAGE B II East Entrance at Global Gateway Connector



IMAGE C II West Entrance at Herschel Road



SITE KEY

DRAFT FOR REVIEW

CONCEPTUAL PERSPECTIVES



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CITY OF COLLEGE PARK, GA COMMERCIAL MIXED-USE DEVELOPMENT

February 14th, 2020 CONCEPT NO. 1



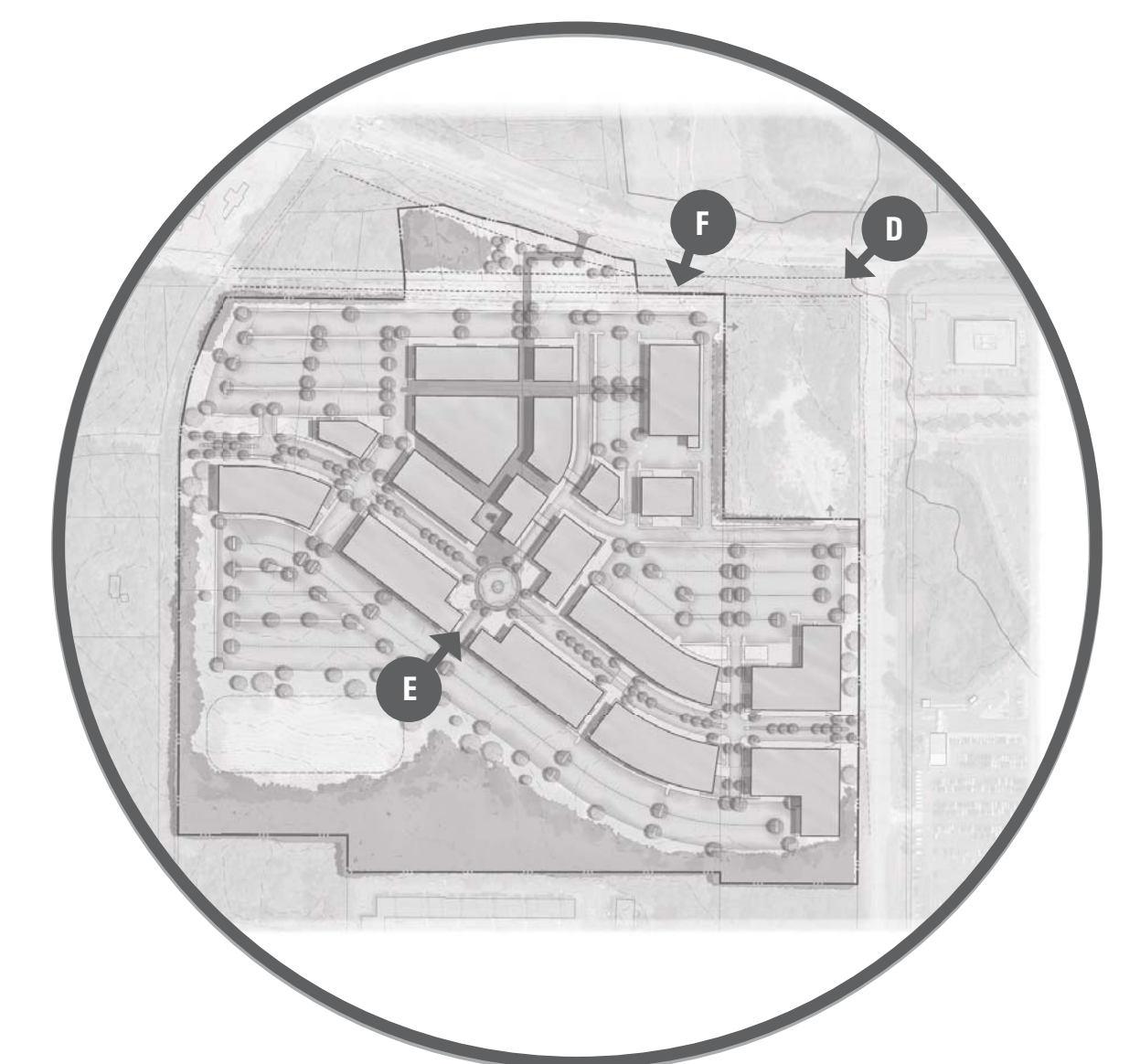
IMAGE D II Commercial Master Plan- Bird's Eye View



IMAGE E II Roundabout and Plaza Area



IMAGE F II Proposed Grocer from Camp Creek Parkway



SITE KEY

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CONCEPTUAL PERSPECTIVES



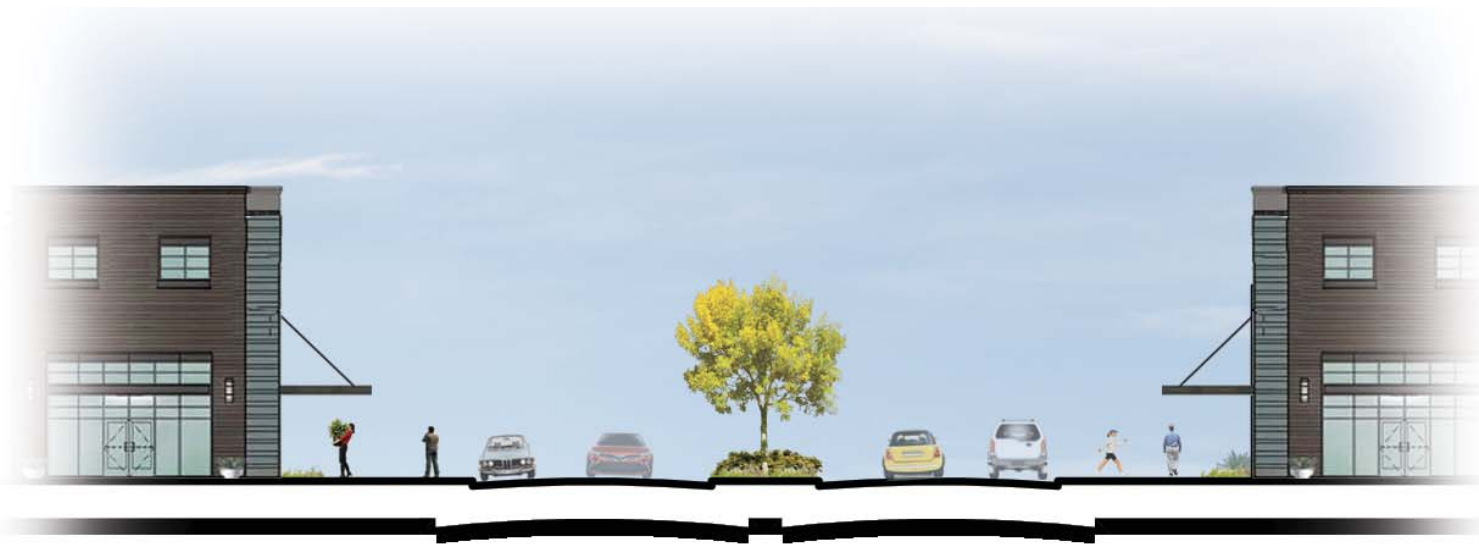
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SECTION A II Main Boulevard



SECTION B II Urban Plaza/Commercial/Office and Retail

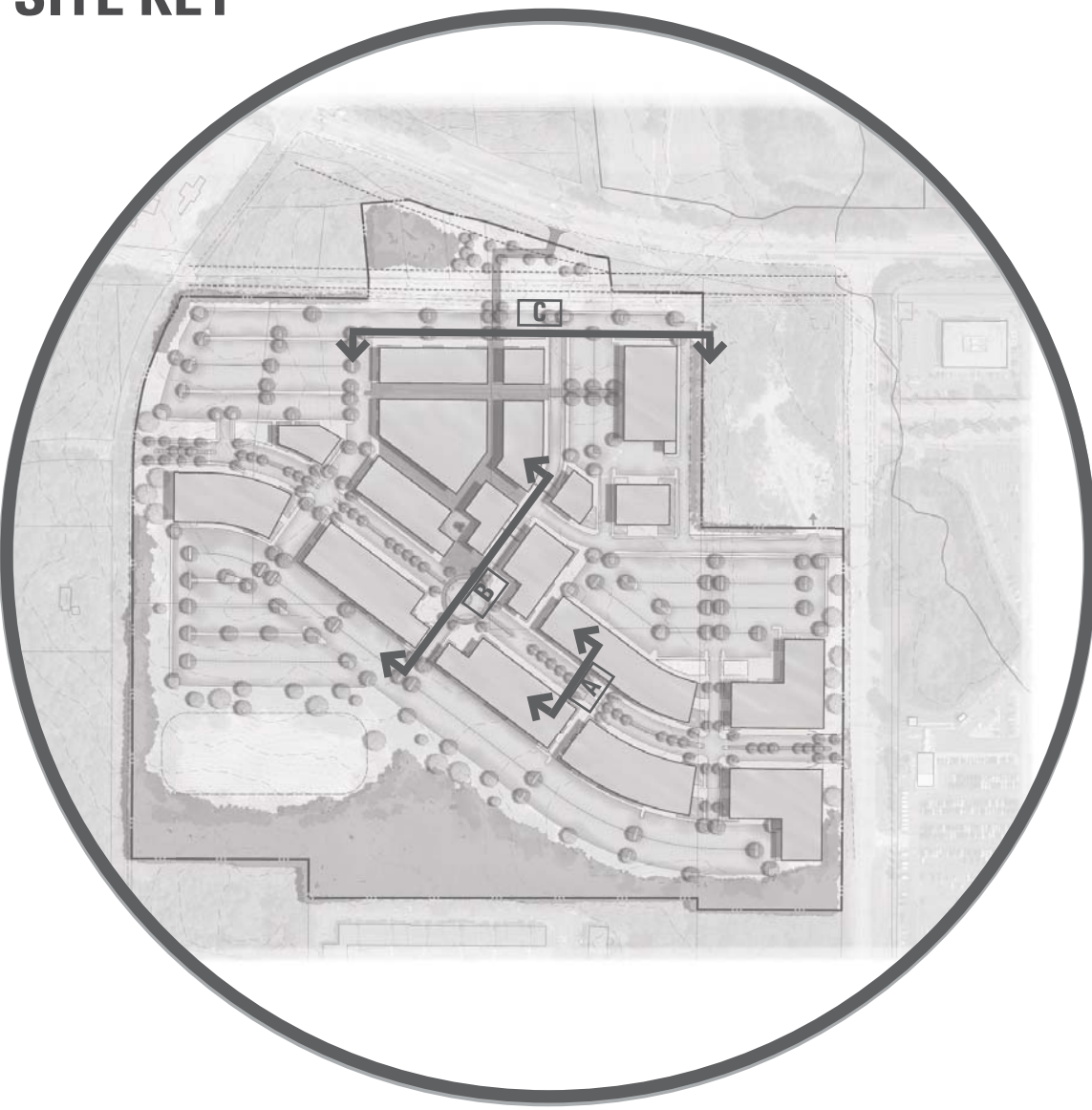


SECTION C II Grocery/Restaurant/Retail



SECTION C II Grocery/Restaurant/Retail

SITE KEY



See below

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SECTION RENDERINGS



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